



Z-08-11-003

**City of Greensboro Planning Department
Zoning Staff Report and Plan Amendment Evaluation**

Zoning Commission Hearing Date: November 10, 2008

GENERAL INFORMATION

APPLICANT	Jeffrey L. Permar for John K. Marks et al
HEARING TYPE	Zoning Commission
REQUEST	RS-9 (Residential- Single Family) to CD-GO-M (Conditional District-General Office-Moderate Intensity)
CONDITIONS	1) Uses: All uses allowed in the GO-M zoning district except uses with drive-thru services
LOCATION	2301 Walters Street, 2531 Carroll Street, and a portion of 1705 Quail Drive, a portion of the property located at the southwest corner of Carroll and Walters Streets
PARCEL ID NUMBER (S)	00-00-0319-0-0006-00-019/00-00-0319-0-0006-00-014 and a portion of 00-00-0319-0-0006-00-015
PUBLIC NOTIFICATION	The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). 70 notices were mailed to those property owners in the mailing area.
TRACT SIZE	0.99 acres
TOPOGRAPHY	Slopes slightly to the west and south
VEGETATION	Residential landscape

SITE DATA

Existing Use 2 single-family homes and an undeveloped parcel

	Adjacent Zoning	Adjacent Land Uses
N	RS-9 (Residential-Single Family) and CD- GO-M (Conditional District- General Office- Moderate Intensity)	Single-Family dwelling unit and an office complex under construction
E	RS-9 (Residential-Single Family) and CD- GO-M (Conditional District- General Office- Moderate Intensity)	Single-Family dwelling units and an office complex under construction
W	GO-M (General Office- Moderate Intensity)	Multi-Family dwelling units
S	RS-9 (Residential-Single Family)	Undeveloped

Zoning History

Case #	Date	Request Summary
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		This property has been zoned RS-9 since July 1, 1992. Prior to the implementation of the UDO, it was zoned RES 90S
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ZONING DISTRICT STANDARDS**District Summary ***

Zoning District Designation:	Existing (RS-9)	Requested (CD-GO-M)
Max. Density:	4 dwelling units/acre	12 dwelling units/acre
Typical Uses	Primarily intended to accommodate high density and single-family detached dwellings in developments where public water and sewer service is required.	Primarily intended to accommodate moderate intensity office and institutional uses, moderate density residential uses at a density of 12.0 units per acre or less, and supporting service and retail uses.

**These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.*

SPECIAL INFORMATION**Overlay District Ordinance/Historic Preservation – N/A****Environmental/Soils**

Water Supply Watershed	No, site drains to North Buffalo Creek
Floodplains	N/A
Streams	N/A
Other:	N/A

Utilities

Potable Water	An approx. 600LF main extension will be required along Walters St. to complete a loop feed to provide adequate fire flows for protection, due to the changes of the property from single family to commercial.
Waste Water	

Airport Noise Cone

The subject property is not located in the Airport Noise Cone.

Landscaping Requirements

Location	Required Planting Yard Type and Rate
North	Street Yard - minimum width 8'; 2 canopy tree per 100', 17 shrubs per 100' and Type B Yard – avg. width 30'; 3 canopy trees per 100'; 5 understory trees per 100'; 25 shrubs per 100'

South	Type B Yard – avg. width 30'; 3 canopy trees per 100'; 5 understory trees per 100'; 25 shrubs per 100'
East	Street Yard - minimum width 8'; 2 canopy tree per 100', 17 shrubs per 100' and Type B Yard – avg. width 30'; 3 canopy trees per 100'; 5 understory trees per 100'; 25 shrubs per 100'
West	Type C Yard – avg. width 20'; 2 canopy trees per 100'; 3 understory trees per 100'; 17 shrubs per 100'

Tree Preservation Requirements

Acreage	Requirements
.99 Ac.	1% of lot area and be located within the required planting yard

Transportation

Street Classification	Carroll Street – Local Street, Walter Street – Local Street.
Site Access	All access shall be designed and constructed to the city of Greensboro Standards.
Traffic Counts:	None available.
Trip Generation:	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 5' sidewalk with a 5' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types. There is no existing sidewalk along the frontage of this development.
Transit in Vicinity	Yes, route 8, Battleground Avenue.
Traffic Impact Study (TIS)	No, not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

IMPACT ANALYSIS**Land Use Compatibility**

The proposed **CD-GO-M** (Conditional District-General Office-Moderate Intensity) zoning would allow land uses that are incompatible with the general character of the area.

Connections 2025 Comprehensive Plan Policies

The Generalized Future Land Use Map designates this location as **Low Residential**. The requested **CD-GO-M** zoning district is inconsistent with this GFLUM designation. However as the request is less than 1 acre in size a Comprehensive Plan map amendment is not required.

Connections 2025 Written Policies

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.4: Implement measures to protect neighborhoods from potential negative impacts of development, redevelopment, and/or public projects that are inconsistent with the neighborhood's livability, architectural or historical character, and reinvestment potential.

- Including protection against incompatible commercial encroachments into residential neighborhoods

Economic Development Goal: Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro.

Connections 2025 Map Policies

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

CONFORMITY WITH OTHER PLANS

City Plans – N/A

Other Plans - N/A

Staff/Agency Comments**Planning**

The 0.99-acre subject parcel includes 2 single-family residential units and a portion of an undeveloped parcel. The applicant has indicated his intent to develop a professional office complex, although it is not binding if not stated as a condition. The surrounding area is densely developed with varying densities and intensities of professional offices and residential units.

The general area is in a transition, from single-family residential uses to professional offices and related uses. Older and vacant properties are now giving way newer office buildings as exemplified by the office complex under construction located to the north of the subject site. Although office uses may arguably be compatible with residential uses, one pending concern is the scale and intensity of the proposed development. The width of Carroll Street and Walters Street, coupled with other factors such as the unknown density and intensity of the proposed development makes approving this request a very difficult one for staff.

Staff has, however, been working hard with the applicants to come up with conditions and design elements that will help alleviate some of staff's concerns. Suggested design elements and conditions include, but not limited to, limiting free standing signage to 6' in height and shall be monument style; prohibiting electronic Message Boards (digital signage); limiting the maximum height of the proposed building to 2 stories above ground and stepping back the second story an additional 15 feet from the front façade(or alternatively, limiting the height of the structure to 35 feet above average grade); limiting any parking between the front façade of the buildings to one bay of parking and drive aisle; locating additional parking to the side or rear of the building; ensuring that street facing facades shall modulate surfaces with projections or recessions of at least 3 feet in depth once every 30 feet; and having a minimum of 30% of ground floor street facing facades made up of windows and doors.

Staff will be comfortable to recommend approval of this proposal if the above suggested conditions are added to the request. At this moment, and without anymore conditions added, staff believes that the uses in the requested CD-GO-M zoning district are not consistent with the general character of the surrounding area.

Water Resources - No additional comments

Housing and Community Development

This proposal would involve the demolition of two existing single family homes and would create a further incursion of non-residential use into an existing, stable residential area. Applicant is strongly encouraged to discuss this proposal with representatives of the adjacent Guilford Hills Neighborhood.

STAFF RECOMMENDATION

PLANNING

Staff recommends **denial** of the requested **CD-GO-M** (Conditional District-General Office-Moderate Intensity) zoning district.